

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
October 6, 2022**

CALL TO ORDER

Chairman Bruce Haeussler called the meeting to order at the Coxsackie Town Office Building at 7:00 PM followed by the Pledge of Allegiance.

ROLL CALL

The following members were in attendance: Chairman Bruce Haeussler, Vice Chairman, Frank Gerrain, William Whitbeck, JoAnne Conway, Nathan Tailleir, Joe Garland, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Michael Bujala and Alexander Lonstein, representing Central Hudson Technologies, Preston Mabee, John Hitchcock, Dan Bailey, Leah Lasher, Nathan Pieruzzi, and Andre La Tour.

MINUTES

A motion to accept the minutes of the September 1, 2022 meeting was made by Frank Gerrain and seconded by Joe Garland. All were in favor.

OPEN TO PUBLIC

HUDSON VALLEY ITALIAN RESTAURANTS – Route 9W

Mr. John Hitchcock of ABD Engineers, LLP presented drawings of the layout, lighting, and landscaping plan for a retail building on Route 9W. He has reached out to DEC regarding a curb cut but has had no response. Chairman Haeussler voiced his concern with the north entrance being so close to the entrance to Dunkin' Donuts. After discussion with the Board, and owners Dan Bailey, Nathan Pieruzzi, and Leah Lasher, it was agreed that the north entrance be eliminated and only the south entrance be used for access. It was suggested that a T be added at the entrance for future growth. Mr. Hitchcock displayed a possible building design. Chairman Haeussler and others felt it was too modern for the location and asked that a design more in keeping with the area be rendered. Attorney Rappleyea will get in touch with Delaware Engineering to begin a storm water management plan and will set up an escrow account. A motion to declare the Town of Coxsackie Planning Board as Lead Agency was made by Bill Whitbeck and seconded by Joe Garland. All were in favor. A public hearing to review the site plan will be scheduled for November 3, 2022 at 7:00pm.

MIKE BUJALA – CENTRAL HUDSON TECHNOLOGIES – 2 Flint Mine Road

Mike Bujala and Attorney Alex Lonstein provided copies of a site plan for Building 3 for a possible Data Processing Center as requested at the last meeting. Chairman Haeussler asked about whether Central Hudson Gas and Electric has the capacity to handle this operation, as he had spoken to them and was told that they currently do not but will have in the future. Mr. Bujala will not be at full power for a while. The Planning Board is waiting for a determination from the Code Enforcement Officer as to what category this business fits into under the Principle Uses in the Town Code. Attorney Lonstein will ask for a letter from

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CEO Pebler before the next meeting. Chairman Haeussler reiterated that the taxes on said property are in arrears, and the Board would like this situation to be resolved before moving forward to a Public Hearing.

SIGN PERMITS – BREWERY LAHOFF – 50 Vedder Rd., Climax

Mr. Andre’ Latour submitted applications for two signs for his brewery. Both signs are already in place, but he was not aware that a permit was required and wanted to get approval to meet code. A motion to approve the signs was made by Bill Whitbeck and seconded by Nathan Tailleir. The Board unanimously approved both signs by a vote of 6-0 and 1 absentee.

SIGN PERMIT – THE GRANGE – 2551 NY 385

Owner Haylee Adkins applied for a sign for the event venue, The Grange. A motion to approve the sign was made by JoAnne Conway and seconded by Joe Garland. The motion passed with a vote of 6-0 and 1 absentee.

SUBDIVISION – PRESTON MABEE – 268 County Rte. 61

Mr. Mabee presented drawings for a subdivision. He would like to subdivide the 3 acres where his house is from 123.1 acres. A motion to waive the Public Hearing was made by Bill Whitbeck and seconded by Nathan Tailleir. The motion passed unanimously. A motion to approve the subdivision was made by Bill Whitbeck and seconded by Joe Garland. The motion passed by a vote of 6-0 and 1 absentee.

BOARD DISCUSSION

-Chairman Haeussler presented a lot-line application regarding property located at 2125 Rte. 385, Athens. Mr. Hernando DelCastillo would like to combine this property with his adjoining Sleepy Hollow Lake properties; 159 Tammy Trail, 197 Tammy Trail, 199 Tammy Trail and 207 Tammy Trail. Chairman Haeussler questioned whether the current property (2125 Rte. 385) is part of Sleepy Hollow. JoAnne Conway said that this was grandfathered in and uses Sleepy Hollow water and sewer. Chairman Haeussler’s concern was the fact that it is on a state highway and may need a different consideration due to the access road, etc. The Board would like Mr. DelCastillo or a representative to appear before them at the November meeting to explain the surveys, and perhaps have a public hearing in December.

-Nathan Tailleir shared with the Board his concern for the lack of affordable long-term rental properties in Coxsackie. He wondered if there were possible ways of curtailing short-term rentals and if there are any regulations regarding this. Attorney Rapplelea shared that there are towns with regulations on the books (Jewett, Lexington, etc.) and it would require a local law from the Town Board.

CLOSING

A motion to close the meeting was made at 8:30pm by Bill Whitbeck, seconded by Bruce Haeussler and all were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary

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